



CITY COUNCIL

MEETING MINUTES
REGULAR MEETING
JANUARY 6, 2026

CALL TO ORDER

The City Council of the City of Stephenville, Texas, convened on Tuesday, January 6, 2026, in the City Hall Council Chambers, 298 West Washington Street, for the purpose of a Regular City Council Meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present, to wit:

Council Present:

Mayor Lonn Reisman
Place 1 LeAnn Durfey
Place 2 Gerald Cook
Place 4 Dean Parr
Place 5 Maddie Smith
Place 6 David Baskett (arrived at 5:35 PM)
Place 7 Brandon Greenhaw
Place 8 Alan Nix

Council Absent:

Others Attending:

Jason King, City Manager
Randy Thomas, City Attorney
Sarah Lockenour, City Secretary

Mayor Lonn Reisman called the Regular Meeting to order at 05:30 PM.

PLEDGES OF ALLEGIANCE

Council Member Gerald Cook led the pledges to the flags of the United States and the State of Texas.

INVOCATION

Jarrold Brown with Grace Fellowship voiced the invocation.

PRESENTATIONS AND RECOGNITIONS

1. **Recognition of Jacey Wood as TMCA Bluebonnet Chapter Clerk of the Year Award Recipient**

City Secretary Sarah Lockenour presented this award

Jacey Wood was nominated and voted 2025 Texas Municipal Clerks Association Bluebonnet Chapter Clerk of the Year Award.

Jacey exemplifies the highest standards of professionalism, integrity, and service, and her contributions to both the City of Stephenville and the TMCA Bluebonnet Chapter make her exceptionally deserving of this recognition.

On behalf of the TMCA Bluebonnet Chapter and the City of Stephenville, thank you for your dedication and service.

CITIZENS GENERAL DISCUSSION

No one addressed the Council at this time.

REGULAR AGENDA

2. **Consider Approval of Resolution Naming the Playground at Terrell Park in Honor of Carter Lee**

Daron Trussell, Director of Parks and Leisure Services presented this item to the Council.

The Inclusive Playground project was made possible through a joint effort between the City of Stephenville and Waste Connections. Waste Connections has requested the playground be named **Carter Lee Memorial Playground at Terrell Park** in honor of Carter Lee, the child of a Waste Connections employee. This naming recognizes both the partnership that made the project possible and honors Carter's memory in a meaningful and lasting way within the community.

The total cost for new signage and installation will be \$1,500.

Staff recommend approval of the renaming of the Inclusive Playground, also known as Terrell Park, located within the City Park of Stephenville.

MOTION by Alan Nix, second by LeAnn Durfey, to approve Resolution No. 2026-R-01 naming the playground at Terrell park in honor of Carter Lee. MOTION CARRIED unanimously.

3. **Consider Approval of the Longley Driveway Relocation Project**

Director of Administrative Services Darrell Brown presented this item to Council.

The City intends to extend the runway of Stephenville Clark Regional Airport. In order to do so, the Longley's driveway needs to be relocated first. This was agreed upon when buying a portion of the Longley's property for the runway extension.

Estimated Project cost: \$784,636.00 Professional Services by KSA: \$104,615.00. Per TxDOT Aviation Grant 1902STEVE Amendment 1, It is in the mutual interest of the Sponsor and the State to amend the scope and add state financial assistance for road reimbursement in the amount of \$800,000. These funds will be reimbursed at 50% from the state. The City's estimated net cost: \$489,251.00.

City staff recommend that the City Council Approve the Longley Driveway Relocation Project.

MOTION by Alan Nix, second by David Baskett, to approve the Professional Services Agreement with KSA in the amount of \$104,615.00 as presented. MOTION CARRIED unanimously.

4. **Consider Approval of Fee Waiver Request for Nuisance Abatement Performed at 1702 N. Bingham**

Mayor Reisman announced this item was resolved and therefore was pulled from the agenda.

PLANNING AND ZONING COMMISSION

5. **Presentation of Proposed Revisions to Section 154.03 of the Zoning Ordinance Pertaining to Home Occupation Regulations**

Director of Development Services Steve Killen presented the item to Council.

H.B. 2464 became effective upon signature of the Governor on June 12, 2025. This bill established parameters for a "No-Impact Home-Based Business" and prohibits a Local Government from prohibiting or regulating the home business by ordinance, requiring licenses or permits or other approval; to require rezoning, or to require fire sprinklers if the residence is single-family detached or less than two units in a multi-family structure. The Bill authorizes the governing body to require home businesses to comply with Federal, State and Local laws relating to health, building, fire, sanitation and other areas as listed in paragraph 229.902(c) of the Local Government Code.

The Development Services Committee convened October 18, 2025, and assigned the Planning and Zoning Commission to review staff's recommendations relating to the existing Home Occupation Guidelines and recommend actions to City Council to comply with the new legislation resulting from H.B. 2464.

Existing Home Occupation Guidelines

Home occupation. An occupation carried on in a dwelling unit, or in an accessory building to a dwelling unit, by a resident of the premises, which occupation is clearly incidental and secondary to the use of the premises zoned for residential purposes.

A home occupation must comply with all the following specific criteria:

(1) Home occupations shall be allowed without the necessity of a conditional use permit, if such uses relate solely to the use of home areas as further detailed herein by the resident of the premises, and such use does not create on-street parking, significant neighborhood traffic, or other disruption to the residential character of the property.

(2) The occupation shall produce no alterations or change in the character appearance of the principal building from that of a dwelling and no signage or advertisement of the home occupation or property address is allowed in the yellow pages advertisements in a telephone directory nor via electronic media, or classified advertisements of the property where the home occupation is being conducted.

(3) The occupation shall not require or provide for the employment of more than one additional person other than members of the household in which the home occupation occurs.

(4) Not more than two business-related vehicles shall be present at one time, and the proprietor shall provide adequate, paved off-street parking for such vehicles and customer vehicles on the property where the use is located.

(5) Such use shall be incidental and secondary to the use of the premises for residential purposes and shall not utilize an area exceeding 20% of combined gross floor area of the dwelling units and accessory building used for the home occupation and no outdoor/exterior storage (related to the home occupation) will be allowed.

(6) The occupation shall not violate any other rules or regulations in the Code of Ordinances.

(7) The occupation shall not offer a ready inventory of any commodity for sale on the premises.

Recommended Amendments

1. Repeal existing language.

2. Add a definition of No-Impact, Home-Based Business:

A "no-impact, home-based business" is a home-based business that: (1) at any time on the property where the business is operated, has a total number of employees and clients at the property does not exceed a city's occupancy limits; (2) does not generate on-street parking or a substantial increase in traffic in the area; (3) operates in a manner in which none of its activities are visible from the street; and (4) does not substantially increase noise in the area or violate a city noise ordinance, regulation, or rule.

3. Add a violation clause:

Any home occupation that does not meet the criteria of a "no-impact home-based business" is only permissible by a conditional use permit if the property is located in a zoning district that allows such use contingent upon the issuance of a conditional use permit. Operating a home occupation without a conditional use permit is a violation of this section.

The Planning and Zoning Commission convened November 19, 2025, and by a 6-0 with one abstention, recommend the City Council accept the proposed amendments of Section 154.03 of the Zoning Ordinance as presented.

6. **Public Hearing Related to the Proposed Revisions to Section 154.03 of the Zoning Ordinance Pertaining to Home Occupation Regulations**

Mayor Lonn Reisman entered into a Public Hearing at 5:43 PM.

No one spoke in favor or opposition regarding the proposed revisions to Section 154.03.

Mayor Lonn Reisman closed the Public Hearing at 5:44 PM.

7. **Consider Approval of Ordinance Adopting Proposed Revisions to Section 154.03 of the Zoning Ordinance Pertaining to Home Occupation Guidelines**

MOTION by Gerald Cook, second by LeAnn Durfey, approving Ordinance No. 2026-O-01 adopting the proposed revisions to Section 154.03 of the Zoning Ordinance pertaining to Home Occupation Guidelines. MOTION CARRIED unanimously.

FINANCIAL REPORTS

8. Monthly Budget Report for the Period Ending November 30, 2025

Monthly Budget Report for the Period Ending November 30, 2025, Director of Finance Monica Harris presented the monthly budget report as follows:

In reviewing the financial statements ending November 30, 2025, the financial indicators are, with the exception of debt issuance, overall as or better than anticipated.

Property Tax Collections: We received \$457K in property taxes in the month of November, resulting in a \$235K decrease in the funds collected last fiscal year to date. The amount collected is 9.5% of the \$8.3 million budget, which is \$40K less than anticipated.

Sales and Use Tax: We received \$1.1 million in sales tax in November, resulting in \$98K or 5.5% more than the funds collected last fiscal year to date. The amount collected is 19% of the \$9.6 million budget, which is \$41K more than anticipated.

Revenue (by fund): Of the \$6.3 million revenue received to date, 49% was received in the General Fund, 37% was received in the Water/Wastewater Fund, 5% was received in the Landfill Fund, 4% was received in the Storm Water Drainage Fund, 2% was received in the TIF Fund, 1% was received in the Capital Projects Fund, 1% was received in the Airport fund and 1% was received in the HOT Fund.

Revenue (budget vs. actual): We received 12% of the total budgeted revenue through November, which is \$3.6 million less than anticipated due to debt proceeds, for which debt has not been issued.

Revenue (prior year comparison): We received \$8K more revenue through November than last fiscal year to date due to intergovernmental and charges for services.

Expenditures (by fund): Of the \$6.5 million spent to date, 58% was expended in the General Fund, 21% was expended in the Water/Wastewater Fund, 17% was expended in the Landfill Fund, 2% was expended in the Capital Projects Fund, 1% was expended in the HOT Fund, and 1% was expended in the Airport Fund.

Expenditures (budget vs. actual): We have expended 10% of the total budgeted expenditures through November, which is \$3.3 million less than anticipated due to personnel, contractual and capital outlay.

Expenditures (prior year comparison): We spent \$2.8 million more on expenditures through November than last fiscal year to date due to personnel and to the timing of prior year capital outlay reversals.

SEDA Revenue Comparison: SEDA has received 19% of budgeted revenue through November, which is \$5K more than last fiscal year to date due to taxes and \$4K more than anticipated due to taxes.

SEDA Expenditure Comparison: SEDA has spent an overall 16% of budgeted expenditures through November, which is \$53K less than last fiscal year to date due to grant disbursements and \$35K less than anticipated due to contractual and grant disbursements.

CONSENT AGENDA

9. **Consider Approval of Minutes from December 2, 2025 - Regular Meeting**
10. **Consider Approval of EMS/Ambulance Permit for CareFlite**
11. **Consider Approval of U.S. Bank Contract**
12. **Consider Approval of Auction Items**
13. **Consider Approval of City Pride Sign Agreement Application for Directional Sign Toppers**
14. **Consider Approval of Contract with Delisi Communications**

MOTION by Maddie Smith, second by Dean Parr, to approve Consent Agenda as presented.
MOTION CARRIED unanimously.

COMMENTS BY CITY MANAGER

COMMENTS BY COUNCIL MEMBERS

EXECUTIVE SESSION

Mayor Lonn Reisman recessed the Regular City Council Meeting at 5:56 PM and convened the Executive Session at 6:00 PM.

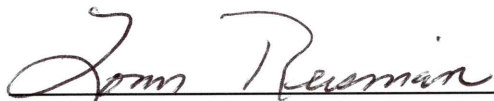
Mayor Lonn Reisman adjourned the Executive Session at 6:36 PM and reconvened the Regular City Council meeting at 6:38 PM.

15. **Section 551.072 Deliberation Regarding Real Property - to deliberate the purchase, exchange, lease, or value of real property, to wit: real property located in S2600 CITY ADDITION**
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17. **Section 551.072 Deliberation Regarding Real Property - to deliberate the purchase, exchange, lease, or value of real property, to wit: real property located in S5400 PARK PLACE ADDITION and S4000 GROESBECK & MCCLELLAND ADDITION**

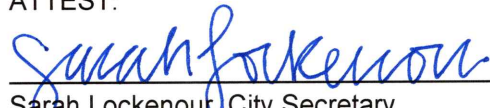
ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

ADJOURN

Mayor Lonn Reisman adjourned the meeting at 06:38 PM.


Lon Reisman, Mayor

ATTEST:


Sarah Lockenou, City Secretary

